



MAP estate agents
Putting your home on the map

Penalverne Crescent, Penzance

£100,000
Leasehold





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Property Introduction

Offered to the market chain free is this one bedroom ground floor apartment situated in a convenient residential location in Penzance.

The property is ideally suited to a first-time buyer, investor or purchaser looking for a project with scope to create a comfortable home. The accommodation comprises one bedroom, one reception room, a separate shower room and a kitchen whilst the property also benefits from a private rear garden which provides valuable outside space and further enhances the property's appeal.

The accommodation is in need of modernisation and refurbishment, offering the incoming purchaser the opportunity to update and personalise the property to their own requirements.

Location

Penzance is a thriving town and is the largest in West Cornwall and offers a wide range of retail outlets with many independent shops alongside the larger chain stores. The town has a wonderful promenade which takes in the stunning sea views over Mounts' Bay, located at the end of the promenade is the Jubilee Pool, an open-air large Art Deco pool with a newly installed thermal pool. Other attractions include Morrab Gardens, it's a wonderful park with a fountain, sub-tropical trees and a band stand. Also in the town is Penlee Park which has a children's play area, tennis club and a museum.

ACCOMMODATION COMPRISES

ENTRANCE

uPVC front door with door with dual glazed top panel, leading to a:-

HALLWAY

With inner wooden door leading to :-

LOUNGE 15' 1" x 11' 6" (4.59m x 3.50m) maximum measurements

With stripped concrete flooring radiator and double-glazed double window with front garden aspect. Kitchen and bedroom are both accessed off of this main living space.

BEDROOM 9' 7" x 8' 11" (2.92m x 2.72m) maximum measurements

Radiator. Stripped back hard flooring and double-glazed window to front aspect.

KITCHEN 12' 9" x 5' 4" (3.88m x 1.62m)

Assorted low and high-level kitchen units, sink, boiler, radiator. Three double glazed windows to the rear and access to portico. Access to rear garden.

SHOWER ROOM

Sink, shower unit and wc. Rear facing frosted glazed window.

AGENTS NOTE

The Council Tax band for this property is band 'A'. Please note a new 999 year lease will be granted. Service charges are £77.63 per annum. Building insurance is £125.48 per annum. Please note that the property cannot be used as a holiday let and a business cannot be run from the property.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

DIRECTIONS

From the top of Causeway head proceed North towards West Cornwall Hospital. Take the next left turn on to Penalverne Drive and then take the fourth turning right on to Penalverne Crescent. Continue to the end of the road and the property will be seen after the turning to Penalverne Place on the left-hand side. If using What3words:-///marshes.crockery.rash

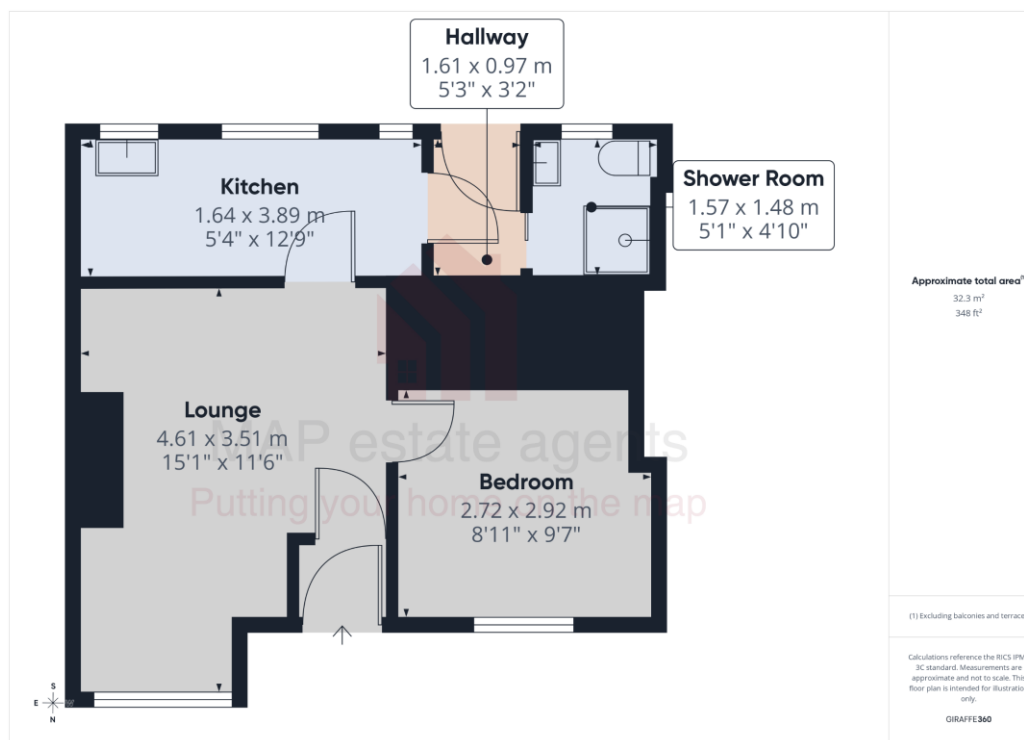


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- One double bedroom
- Close to Penzance town
- Ground floor flat
- Generous living room
- Separate kitchen
- Garden to rear
- Double glazing and gas central heating
- Chain free sale



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